

**ZCPA 2006-0005, University Center
Zoning and Subdivision Modifications
April 20, 2007**

The proffers proposed for ZCPA 2006-0005, University Center state that while this Zoning Concept Plan Amendment supersedes prior zoning approvals for the Property, the prior zoning and subdivision modifications granted under prior zoning approvals shall remain in effect. Therefore, the following zoning and subdivision modification requests are included in this ZCPA application. The documentation for these requests are included in Attachments A and B to this request. These attachments are copies of the documents used in the two prior zoning cases, which indicate the applicant's intent to merely carry forward prior modification approvals and not request any new or revised modifications.

I. From ZMAP 86-29 – Modifications for the PD-RDP areas of the site

1. 1972 Zoning Ordinance Section 511 – Lot Access Requirements
1972 Zoning Ordinance Section 725.5.b – Minimum Lot Width
Land Subdivision and Development Ordinance Section 1241.04 (31) – Street Definition
Land Subdivision and Development Ordinance Section 1245.01 – Lots and Building Areas
2. 1972 Zoning Ordinance Section 725.5.c.1 – Minimum Front Building Setback
3. 1972 Zoning Ordinance Section 725.5.c.2 – Minimum Rear Setbacks
4. 1972 Zoning Ordinance Section 725.7 – Minimum Landscaped Open Space

II. From ZCPA 1992-0009

1. 1972 Zoning Ordinance Section 511 – Lot Access Requirements
1972 Zoning Ordinance Section 725.5.b – Minimum Lot Width
Land Subdivision and Development Ordinance Section 1241.04 (31) – Street Definition
Land Subdivision and Development Ordinance Section 1245.01 – Lots and Building Areas
2. 1972 Zoning Ordinance Section 725.5.c.1 – Minimum Front Building Setback
3. 1972 Zoning Ordinance Section 725.5.c.2 – Minimum Rear Setbacks
4. 1972 Zoning Ordinance Section 725.5.c.3 – Minimum Setbacks Adjacent to Residential Districts
Land Subdivision and Development Ordinance Section 1245.01 – Lots and Building Areas
5. 1972 Zoning Ordinance Section 725.7 – Minimum Landscaped Open Space

ATTACHMENTS

Attachment A: ZMAP 86-29 and S.E. 86-39, University Center, Zoning and Subdivision Modifications
Attachment B: University Center, ZCPA 1992-0009, Zoning and Subdivision Modifications